

HOUSING NOW

Kingston CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2010

New Home Market

Single-Detached Starts Back to Historical Levels

A strong second quarter has propelled new single-detached home construction to its highest level in nine months and a return to historic norms. There were 160 new single homes started in the Kingston Census Metropolitan Area (CMA) between April and June 2010, a more than one third increase from

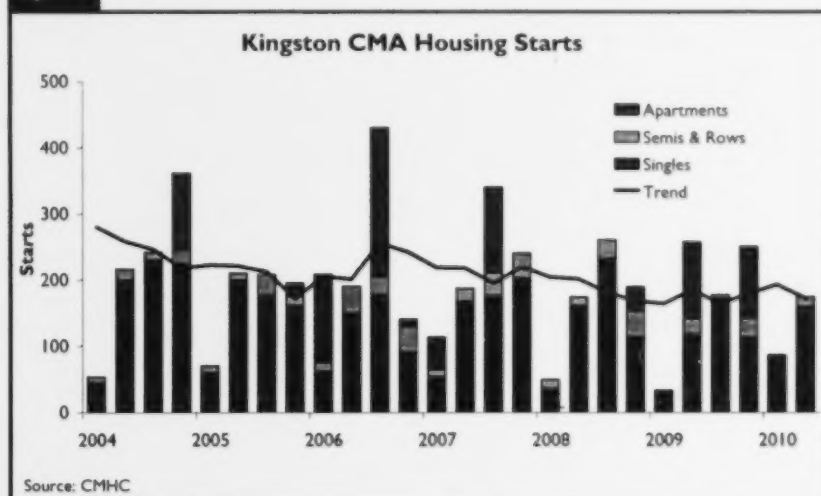
last year's second quarter activity. The last time there had been more single dwellings built in Kingston was during the third quarter of 2009, when the local housing market rebounded from the global economic downturn.

The strength in new single-detached starts in the Kingston CMA can be attributed to two main factors. First, full-time employment growth among Kingston's key homebuyer category (aged 45-64) has been positive since

Table of Contents

- 1 New Home Market
- 2 Resale Market
- 3 Fewer Foreign Workers Chose Kingston as First Destination in 2009
- 4 Maps
- 10 Tables

Figure 1



SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

December 2009. This group usually includes repeat homebuyers, who continued to support demand for single-detached homes. Second, historically low mortgage rates are still prompting an increased number of people into purchasing a home. Canadian mortgage rates have never been this low since the 1950s, in spite of the modest rate increases in June and subsequently in July – by the Bank of Canada.

In addition, inventories of single and semi-detached housing trended lower in the second quarter. This implied that rising demand would be met by increasing production of new homes resulting in strong single-detached home starts in Kingston since the beginning of this year. However, while the 66 per cent jump year-to-date is impressive, the magnitude of the increase in single-detached starts is not expected to prevail by year-end, particularly at a time when the entire housing market is cooling off.

Apartment Starts Segment a Drag on Total Housing Starts

Total housing starts in the Kingston CMA declined 32 per cent in the second quarter of 2010, almost entirely due to inactive apartment starts segment. In the first six months of this year, there has been zero apartment starts compared with 116 rental units started during the same period in 2009. This was a direct response from builders who pulled back construction given the increased number of apartment units that were started late last year and are currently under construction.

Resale Market

Existing Home Sales Decrease in the Second Quarter

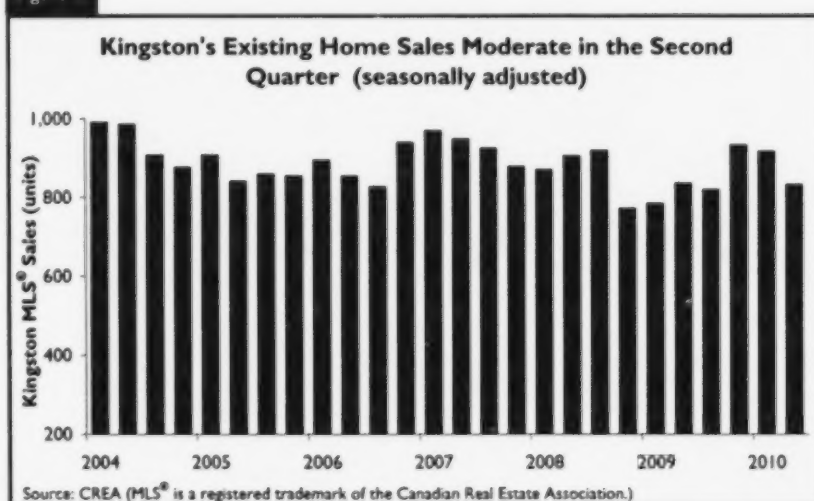
According to the Kingston & Area Real Estate Association (KREA), the second quarter seasonally adjusted MLS® sales were down almost nine per cent from the first quarter of 2010. This decline was entirely due to decreased sales activity in May, dropping by 25 per cent from April. In June, however, the seasonally adjusted sales reached their highest level in eight months – which partially offset the sharp decline seen in the previous month. Despite the slowdown in activity this second quarter, the year-over-year existing home sales for the first half of 2010 remain above last year's level. On the supply side, the seasonally adjusted resale new listings in the second quarter decreased modestly but at a lesser extent than sales. Year to date, new listings are up 1.2 per cent from last year.

While mortgage rates are low, the anticipation that rates would likely increase by mid-year sparked demand for homeownership across the Kingston CMA. Nonetheless, improving economic conditions would continue to support healthy housing market activity in the area. At 5.8 per cent, in June, Kingston posted one of the lowest unemployment rates among Ontario's major centres – which may attract more intraprovincial migrants into the CMA, and therefore bolstering the demand for housing.

Balanced Market Condition Prevails in the Second Quarter

Kingston's existing home market has been in sellers' territory since the housing market rebounded in the latter part of 2009. However, the second quarter numbers showed softening resale market as evidenced by the dropped seasonally adjusted sales-to-new-listings ratio which has drifted into balanced market territory.

Figure 2



MLS® is a registered trademark of the Canadian Real Estate Association.

In essence, this means that neither buyers nor do sellers have bargaining power. As a result, the average existing home price usually mirrors the general rate of inflation. Meanwhile, the weakening resale market in Kingston follows a pattern observed in most other large resale markets across Ontario.

Although the market has softened over the last three months, the level of new

listings has not been enough to put downward pressure on the average resale home price. The seasonally adjusted average resale home price increased by 3.4 per cent in the second quarter compared with the previous quarter. This increase was well above the national rate of inflation. It must be noted, however, that generally home prices adjust slowly to market conditions due to their lagging effects.

The unadjusted existing home average price in the second quarter posted its strongest year-over-year gain since the third quarter of 2009. This increase was due, in part, to improved sales in the higher price category. In fact, between April and June 2010, the number of existing homes sold at \$400,000 or over increased by 38 per cent from the same time a year ago. This may imply that the move-up homebuyer segment in Kingston is still active.

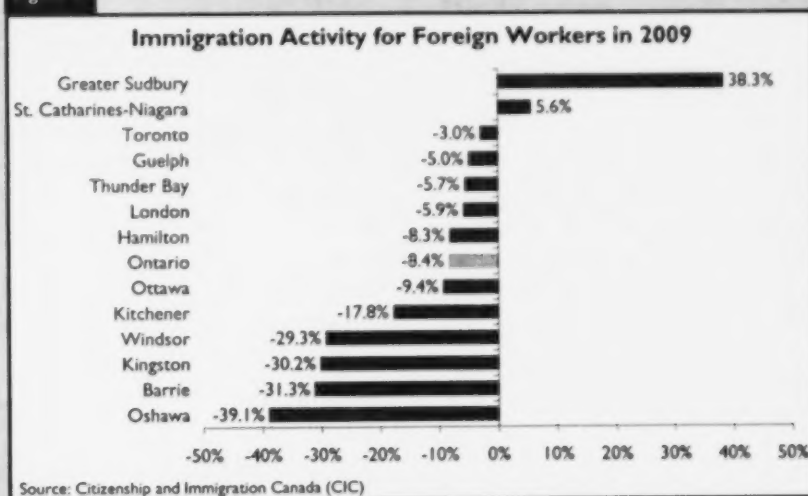
Fewer Foreign Workers Chose Kingston as First Destination in 2009

In times of global economic downturns many foreign workers tend to be discouraged from crossing international borders. This phenomenon became evident through the latest immigration data from Citizenship and Immigration Canada (CIC) indicating that the number of foreign workers entering Ontario declined 8.4 per cent in 2009 compared with the previous year. The weakening immigration activity for foreign workers in 2009 was manifested across most urban centres in the province.

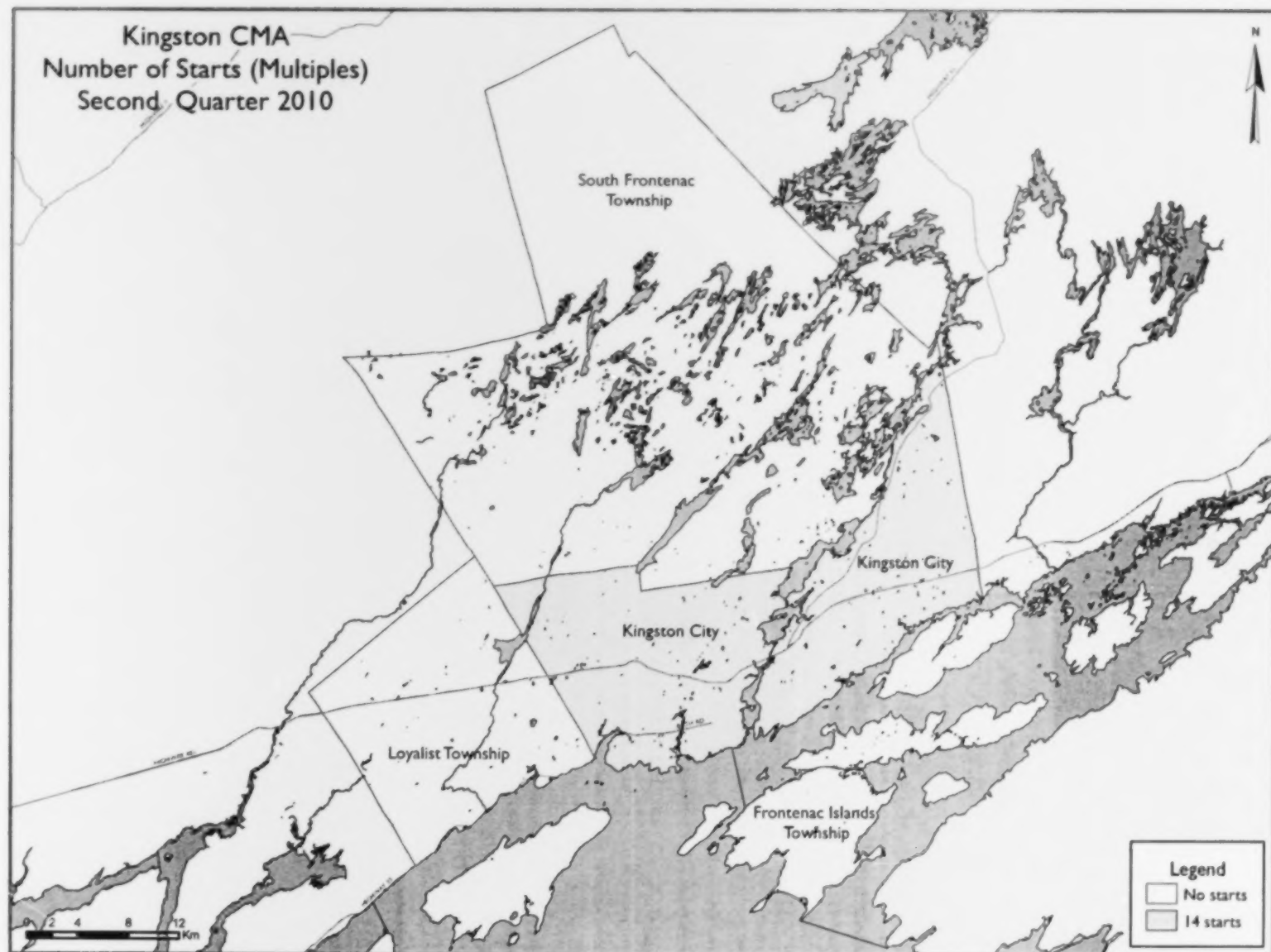
The number of foreign workers that chosen Kingston as first destination in 2009 dropped by 30 per cent, representing the third biggest decline among major centres in Ontario. Oshawa posted the highest decline in foreign workers, followed by Barrie. Conversely, the CIC data

shows that Ontario's strongest immigration activity for foreign workers in 2009 was experienced in Greater Sudbury and St. Catharines-Niagara.

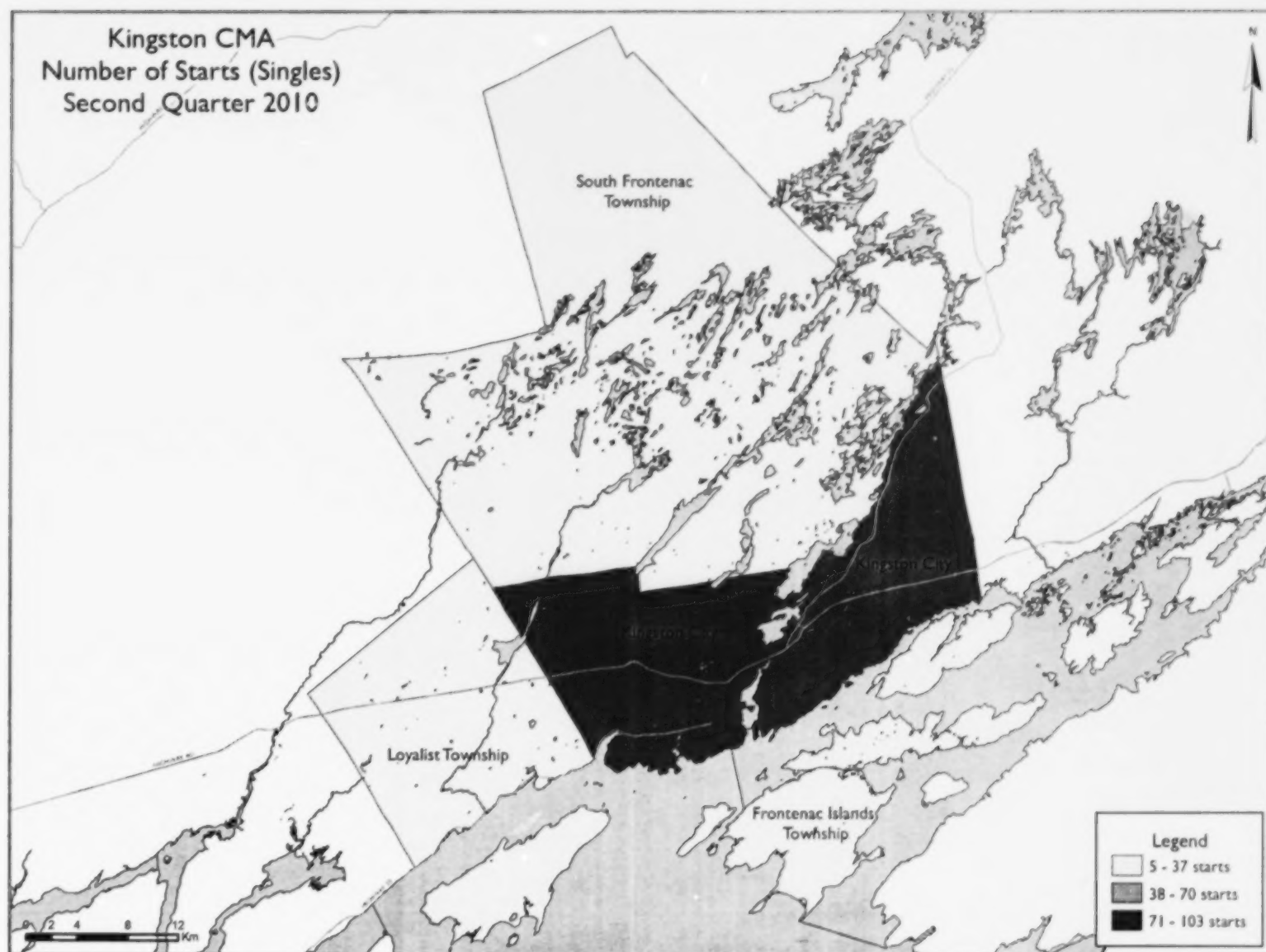
Figure 3



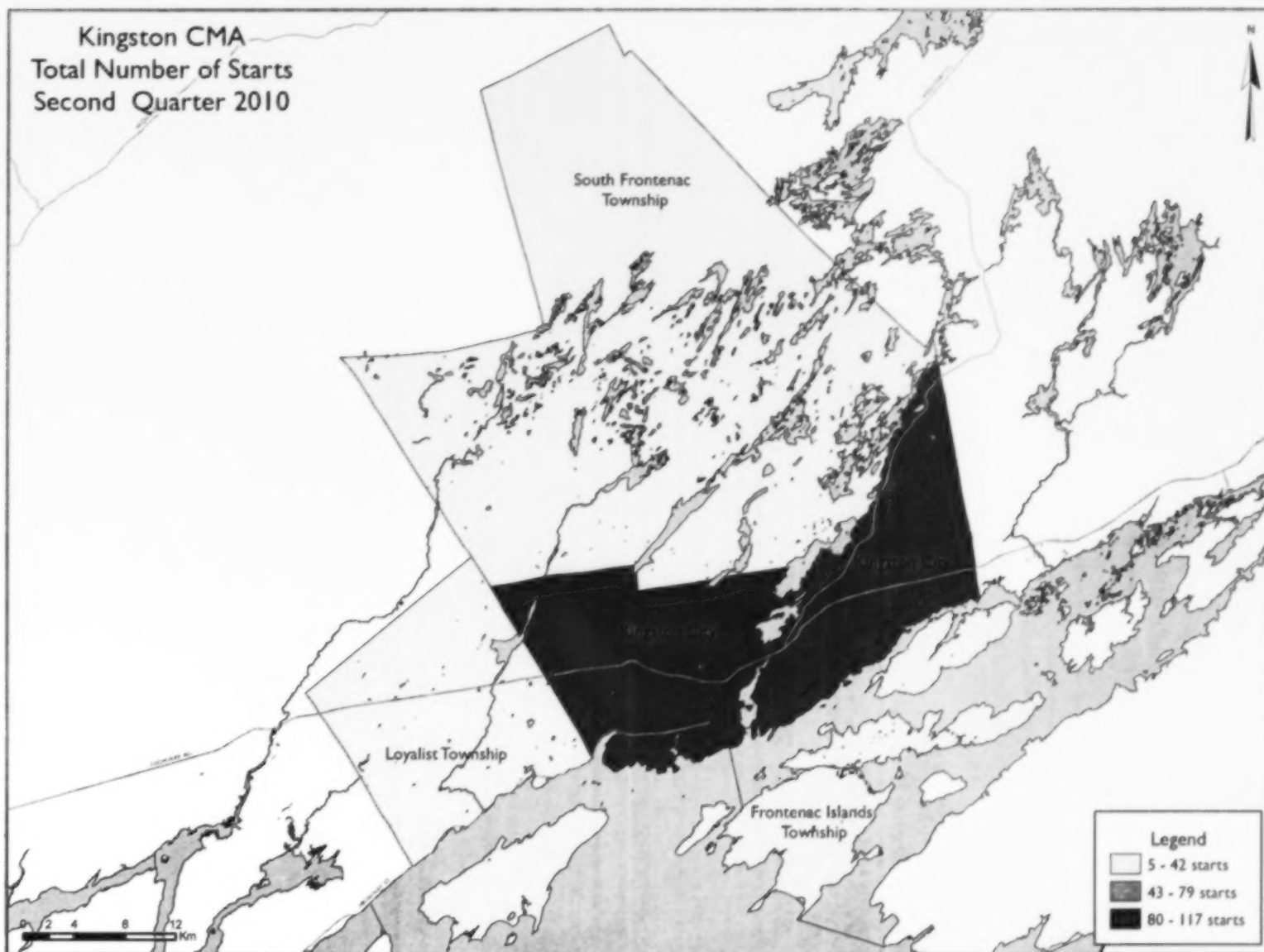
Kingston CMA
Number of Starts (Multiples)
Second Quarter 2010



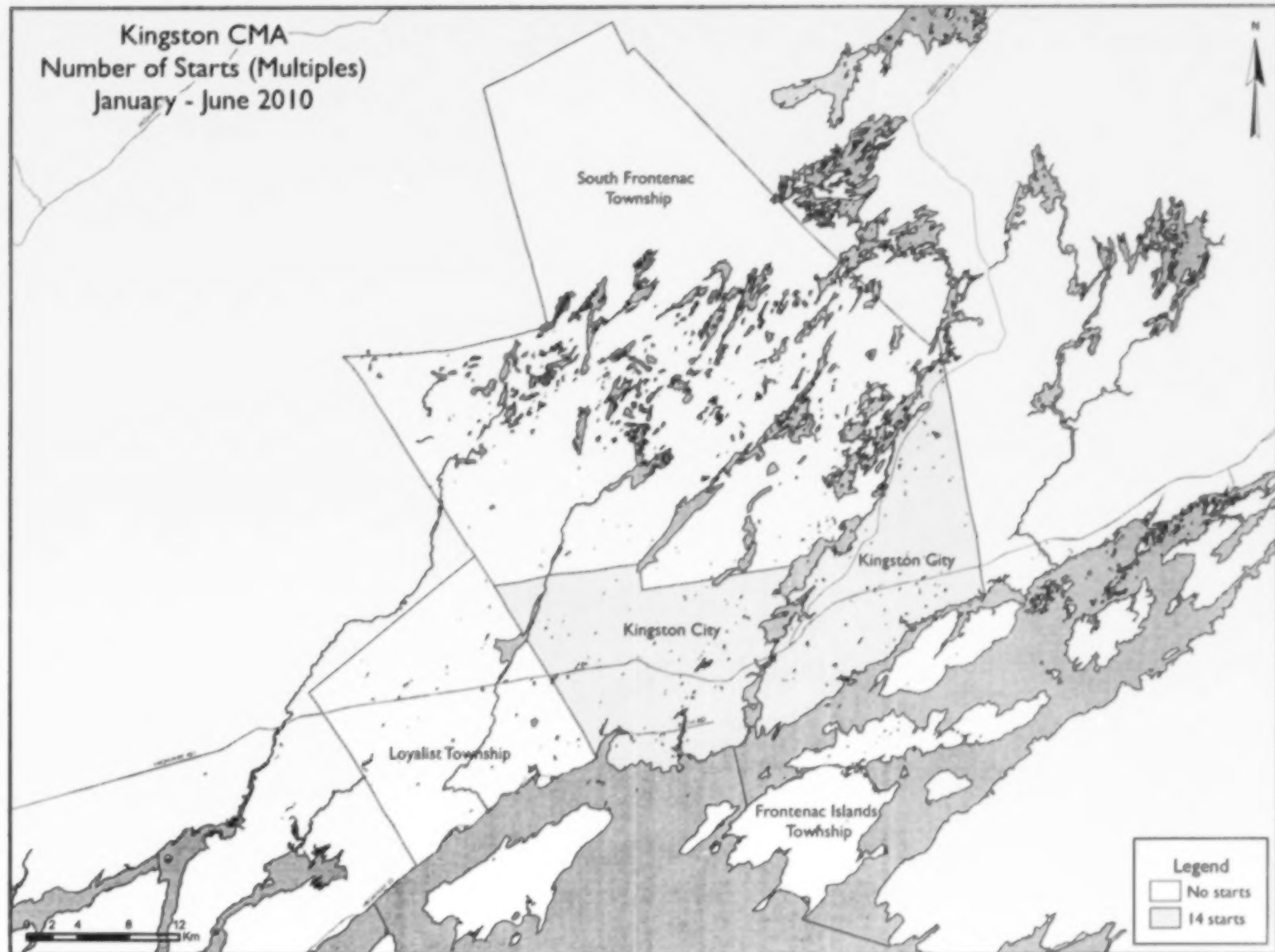
Kingston CMA
Number of Starts (Singles)
Second Quarter 2010



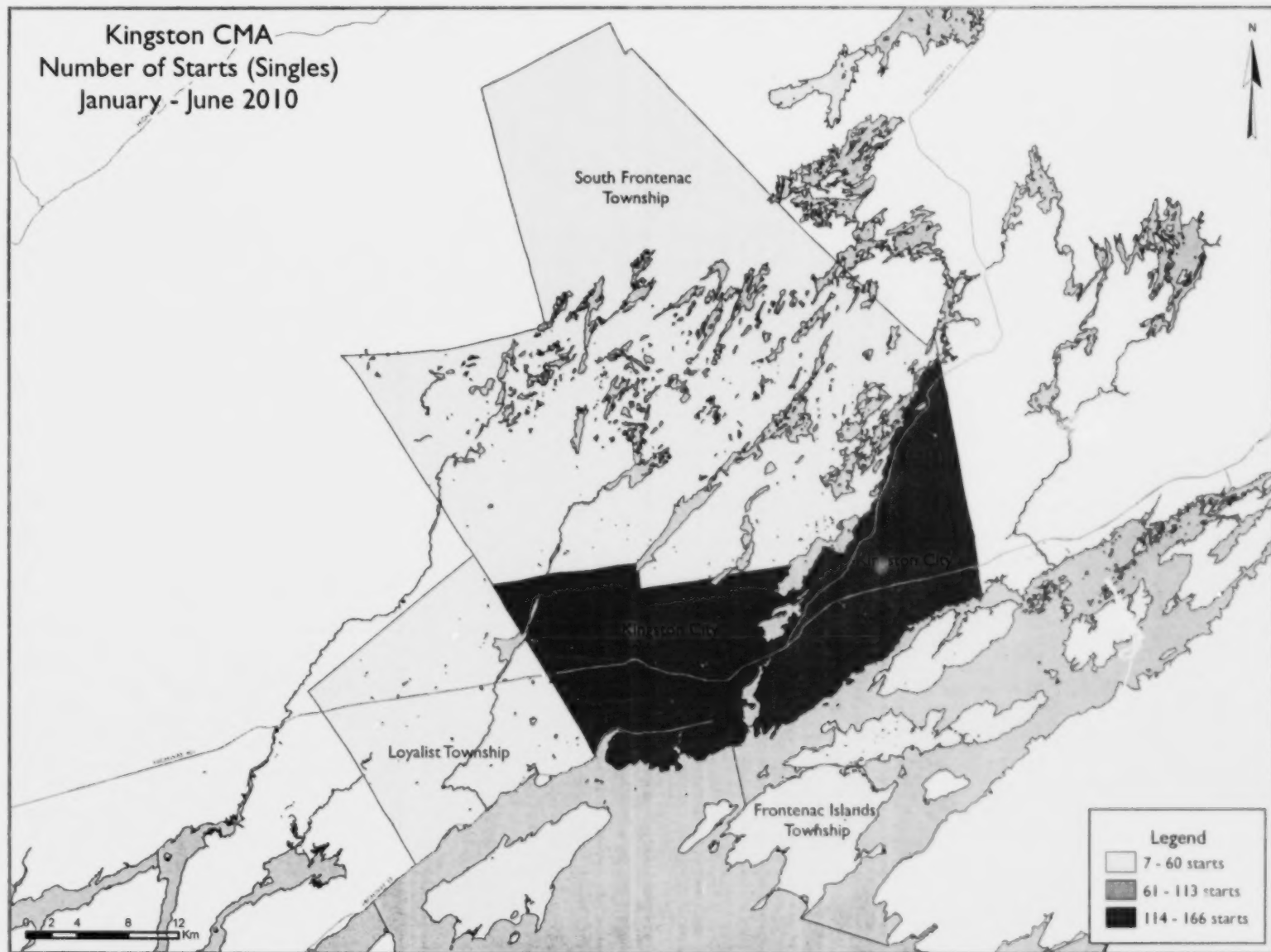
Kingston CMA
Total Number of Starts
Second Quarter 2010



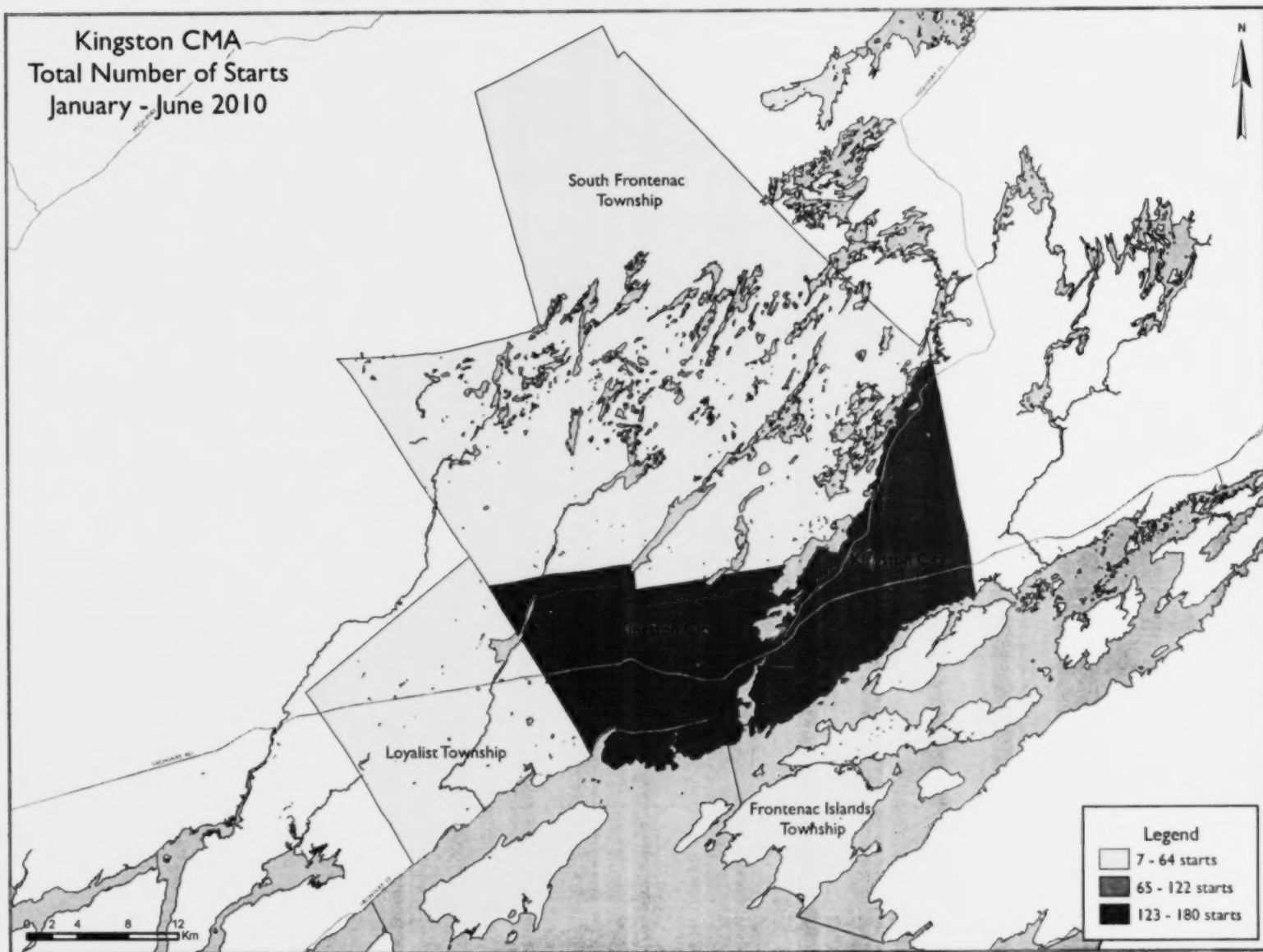
Kingston CMA
 Number of Starts (Multiples)
 January - June 2010



Kingston CMA
Number of Starts (Singles)
January - June 2010



Kingston CMA
Total Number of Starts
January - June 2010



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ± Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Kingston CMA
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q2 2010	160	6	0	0	0	0	4	0	174
Q2 2009	119	4	18	0	0	0	0	116	257
% Change	34.5	50.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-32.3
Year-to-date 2010	246	6	0	0	0	0	4	0	260
Year-to-date 2009	148	4	22	0	0	0	0	116	290
% Change	66.2	50.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-10.3
UNDER CONSTRUCTION									
Q2 2010	212	14	26	0	0	0	7	218	481
Q2 2009	161	6	26	0	0	0	3	153	349
% Change	31.7	133.3	0.0	n/a	n/a	n/a	133.3	42.5	37.8
COMPLETIONS									
Q2 2010	98	4	10	0	5	0	4	43	164
Q2 2009	71	14	5	0	0	0	6	0	96
% Change	38.0	-71.4	100.0	n/a	n/a	n/a	-33.3	n/a	70.8
Year-to-date 2010	207	4	10	0	5	0	4	43	273
Year-to-date 2009	195	26	5	0	0	0	9	0	235
% Change	6.2	-84.6	100.0	n/a	n/a	n/a	-55.6	n/a	16.2
COMPLETED & NOT ABSORBED									
Q2 2010	16	0	3	0	3	0	0	0	22
Q2 2009	22	6	3	0	0	0	0	0	31
% Change	-27.3	-100.0	0.0	n/a	n/a	n/a	n/a	n/a	-29.0
ABSORBED									
Q2 2010	117	7	7	0	2	0	4	0	137
Q2 2009	84	15	5	0	0	8	5	57	178
% Change	39.3	-53.3	40.0	n/a	n/a	-100.0	-55.6	-100.0	-23.0
Year-to-date 2010	220	9	7	0	2	0	4	0	242
Year-to-date 2009	204	24	9	0	0	20	9	130	396
% Change	7.8	-62.5	-22.2	n/a	n/a	-100.0	-55.6	-100.0	-38.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	1	0	0	0	0	0	0	0	1
Kingston City									
Q2 2010	103	6	0	0	0	0	4	0	117
Q2 2009	89	4	18	0	0	0	0	116	227
Loyalist Township									
Q2 2010	31	0	0	0	0	0	0	0	31
Q2 2009	21	0	0	0	0	0	0	0	21
South Frontenac Township									
Q2 2010	21	0	0	0	0	0	0	0	21
Q2 2009	8	0	0	0	0	0	0	0	8
Kingston CMA									
Q2 2010	160	6	0	0	0	0	4	0	174
Q2 2009	119	4	18	0	0	0	0	116	257
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q2 2010	8	0	0	0	0	0	0	0	8
Q2 2009	1	0	0	0	0	0	0	0	1
Kingston City									
Q2 2010	121	12	26	0	0	0	7	218	388
Q2 2009	103	6	26	0	0	0	3	153	291
Loyalist Township									
Q2 2010	38	2	0	0	0	0	0	0	40
Q2 2009	24	0	0	0	0	0	0	0	24
South Frontenac Township									
Q2 2010	45	0	0	0	0	0	0	0	45
Q2 2009	33	0	0	0	0	0	0	0	33
Kingston CMA									
Q2 2010	212	14	26	0	0	0	7	218	481
Q2 2009	161	6	26	0	0	0	3	153	349

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi. and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Frontenac Islands Township									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	2	0	0	0	0	0	0	0	2
Kingston City									
Q2 2010	75	4	10	0	5	0	4	43	141
Q2 2009	54	14	5	0	0	0	6	0	79
Loyalist Township									
Q2 2010	9	0	0	0	0	0	0	0	9
Q2 2009	11	0	0	0	0	0	0	0	11
South Frontenac Township									
Q2 2010	8	0	0	0	0	0	0	0	8
Q2 2009	4	0	0	0	0	0	0	0	4
Kingston CMA									
Q2 2010	98	4	10	0	5	0	4	43	164
Q2 2009	71	14	5	0	0	0	6	0	96
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Kingston City									
Q2 2010	12	0	3	0	3	0	0	0	18
Q2 2009	21	6	3	0	0	0	0	0	30
Loyalist Township									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	1	0	0	0	0	0	0	0	1
South Frontenac Township									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	0	0	0	0	0	0	0	0	0
Kingston CMA									
Q2 2010	16	0	3	0	3	0	0	0	22
Q2 2009	22	6	3	0	0	0	0	0	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Frontenac Islands Township									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	2	0	0	0	0	0	0	0	2
Kingston City									
Q2 2010	92	7	7	0	2	0	4	0	112
Q2 2009	67	15	5	0	0	8	9	57	161
Loyalist Township									
Q2 2010	11	0	0	0	0	0	0	0	11
Q2 2009	10	0	0	0	0	0	0	0	10
South Frontenac Township									
Q2 2010	8	0	0	0	0	0	0	0	8
Q2 2009	5	0	0	0	0	0	0	0	5
Kingston CMA									
Q2 2010	117	7	7	0	2	0	4	0	137
Q2 2009	84	15	5	0	0	8	9	57	178

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Kingston CMA
2000 - 2009**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968
% Change	-19.6	-23.5	174.2	n/a	n/a	n/a	n/a	**	41.7
2005	598	34	31	0	0	0	0	20	683
% Change	-14.7	54.5	19.2	n/a	-100.0	n/a	n/a	-82.9	-21.7
2004	701	22	26	0	6	0	0	117	872
% Change	-2.4	-75.6	-52.7	n/a	n/a	n/a	n/a	-56.3	-22.9
2003	718	90	55	0	0	0	0	268	1,131
% Change	-7.4	181.3	**	n/a	n/a	n/a	n/a	n/a	39.6
2002	775	32	3	0	0	0	0	0	810
% Change	44.3	100.0	-89.7	n/a	n/a	n/a	n/a	-100.0	14.6
2001	537	16	29	0	0	0	0	125	707
% Change	7.4	-48.4	-25.6	n/a	n/a	-100.0	n/a	**	7.3
2000	500	31	39	0	0	81	0	8	659

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Frontenac Islands Township	5	1	0	0	0	0	0	0	5	1	**
Kingston City	103	89	6	4	8	18	0	116	117	227	-48.5
Loyalist Township	31	21	0	0	0	0	0	0	31	21	47.6
South Frontenac Township	21	8	0	0	0	0	0	0	21	8	162.5
Kingston CMA	160	119	6	4	8	18	0	116	174	257	-32.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	7	2	0	0	0	0	0	0	7	2	**
Kingston City	166	112	6	4	8	22	0	116	180	254	-29.1
Loyalist Township	50	24	0	0	0	0	0	0	50	24	108.3
South Frontenac Township	23	10	0	0	0	0	0	0	23	10	130.0
Kingston CMA	246	148	6	4	8	22	0	116	260	290	-10.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	18	4	0	0	0	0	116
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	0	18	4	0	0	0	0	116

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	0	22	4	0	0	0	0	116
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	0	22	4	0	0	0	0	116

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Frontenac Islands Township	5	1	0	0	0	0	5	1
Kingston City	109	111	0	0	4	116	117	227
Loyalist Township	31	21	0	0	0	0	31	21
South Frontenac Township	21	8	0	0	0	0	21	8
Kingston CMA	166	141	0	0	4	116	174	257

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	7	2	0	0	0	0	7	2
Kingston City	172	138	0	0	4	116	180	254
Loyalist Township	50	24	0	0	0	0	50	24
South Frontenac Township	23	10	0	0	0	0	23	10
Kingston CMA	252	174	0	0	4	116	260	290

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Frontenac Islands Township	6	2	0	0	0	0	0	0	6	2	200.0
Kingston City	75	54	4	14	19	11	43	0	141	79	78.5
Loyalist Township	9	11	0	0	0	0	0	0	9	11	-18.2
South Frontenac Township	8	4	0	0	0	0	0	0	8	4	100.0
Kingston CMA	98	71	4	14	19	11	43	0	164	96	70.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	8	6	0	0	0	0	0	0	8	6	33.3
Kingston City	136	153	4	26	19	14	43	0	202	193	4.7
Loyalist Township	32	20	0	0	0	0	0	0	32	20	60.0
South Frontenac Township	31	16	0	0	0	0	0	0	31	16	93.8
Kingston CMA	207	195	4	26	19	14	43	0	273	235	16.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	15	5	4	6	0	0	43	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	15	5	4	6	0	0	43	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	15	5	4	9	0	0	43	0
Loyalist Township	0	0	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	15	5	4	9	0	0	43	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Frontenac Islands Township	6	2	0	0	0	0	6	2
Kingston City	89	73	5	0	47	6	141	79
Loyalist Township	9	11	0	0	0	0	9	11
South Frontenac Township	8	4	0	0	0	0	8	4
Kingston CMA	112	90	5	0	47	6	164	96

Table 3.5: Completions by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Frontenac Islands Township	8	6	0	0	0	0	8	6
Kingston City	150	184	5	0	47	9	202	193
Loyalist Township	32	20	0	0	0	0	32	20
South Frontenac Township	31	16	0	0	0	0	31	16
Kingston CMA	221	226	5	0	47	9	273	235

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q2 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	2	33.3	2	33.3	1	16.7	0	0.0	1	16.7	6	--	--
Kingston City													
Q2 2010	1	1.5	14	20.9	35	52.2	8	11.9	9	13.4	67	266,000	287,561
Q2 2009	3	4.5	11	16.4	34	50.7	13	19.4	6	9.0	67	272,000	287,663
Year-to-date 2010	1	1.0	17	16.8	51	50.5	17	16.8	15	14.9	101	269,840	291,687
Year-to-date 2009	10	6.4	24	15.4	92	59.0	23	14.7	7	4.5	156	283,300	279,592
Loyalist Township													
Q2 2010	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Q2 2009	0	0.0	4	40.0	5	50.0	1	10.0	0	0.0	10	253,000	257,482
Year-to-date 2010	0	0.0	8	61.5	5	38.5	0	0.0	0	0.0	13	242,600	251,969
Year-to-date 2009	4	15.4	9	34.6	7	26.9	4	15.4	2	7.7	26	248,350	265,192
South Frontenac Township													
Q2 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Q2 2009	1	20.0	1	20.0	1	20.0	1	20.0	1	20.0	5	--	--
Year-to-date 2010	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	3	18.8	5	31.3	4	25.0	3	18.8	1	6.3	16	245,000	244,425
Kingston CMA													
Q2 2010	1	1.3	20	26.7	37	49.3	8	10.7	9	12.0	75	264,600	282,929
Q2 2009	4	4.8	16	19.0	41	48.8	15	17.9	8	9.5	84	265,476	283,705
Year-to-date 2010	1	0.9	26	22.4	57	49.1	17	14.7	15	12.9	116	267,050	286,086
Year-to-date 2009	19	9.3	40	19.6	104	51.0	30	14.7	11	5.4	204	277,830	273,859

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2010

Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	287,561	287,663	0.0	291,687	279,592	4.3
Loyalist Township	--	257,482	n/a	251,969	265,192	-5.0
South Frontenac Township	--	--	n/a	--	244,425	n/a
Kingston CMA	282,929	283,705	-0.3	286,086	273,859	4.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston
Second Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2009	January	115	-24.8	255	471	469	54.4	213,079	-7.3	197,241
	February	184	-24.3	259	473	500	51.8	231,014	2.1	233,644
	March	262	1.6	271	747	604	44.9	222,552	2.3	228,191
	April	383	-5.7	281	747	532	52.8	243,200	-1.1	237,308
	May	438	-12.9	246	667	517	47.6	249,461	2.5	268,497
	June	450	6.6	310	666	536	57.8	247,279	2.5	231,046
	July	380	3.0	289	547	494	58.5	247,896	4.6	241,018
	August	273	-13.6	267	492	541	49.4	258,190	11.6	254,973
	September	252	-18.2	265	513	519	51.1	241,989	5.0	236,242
	October	233	5.9	296	403	500	59.2	239,508	8.4	252,886
	November	236	49.4	316	336	528	59.8	248,962	0.5	254,499
	December	171	46.2	322	197	519	62.0	236,629	3.8	270,423
2010	January	160	39.1	308	513	540	57.0	224,435	5.3	240,860
	February	218	18.5	299	489	522	57.3	235,380	1.9	245,964
	March	319	21.8	311	699	534	58.2	236,567	6.3	247,419
	April	449	17.2	323	787	549	58.8	262,437	7.9	243,449
	May	395	-9.8	242	747	557	43.4	258,133	3.5	267,436
	June	390	-13.3	268	583	489	54.8	262,368	6.1	251,472
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	1,271	-4.5		2,080			246,802	1.4	
	Q2 2010	1,234	-2.9		2,117			261,038	5.8	
	YTD 2009	1,832	-7.7		3,771			239,631	1.1	
	YTD 2010	1,931	5.4		3,818			251,066	4.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2010

		Interest Rates			NHPI, Total, 1997=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.60	112.40	79.9	5.3	67.0	794
	February	627	5.00	5.79	146.60	113.10	79.6	5.6	66.8	782
	March	613	4.50	5.55	146.20	113.70	79.0	6.0	66.6	765
	April	596	3.90	5.25	145.50	113.20	77.8	6.2	65.6	761
	May	596	3.90	5.25	145.10	114.00	76.7	6.3	64.8	758
	June	631	3.75	5.85	145.10	114.20	76.1	6.2	64.2	765
	July	631	3.75	5.85	145.30	113.70	75.7	6.3	63.9	774
	August	631	3.75	5.85	145.40	113.70	76.1	6.3	64.2	792
	September	610	3.70	5.49	146.10	113.80	77.3	6.5	65.3	807
	October	630	3.80	5.84	146.50	113.90	78.9	6.3	66.6	810
	November	616	3.60	5.59	147.20	114.60	80.0	6.5	67.7	800
	December	610	3.60	5.49	148.00	114.10	80.1	6.0	67.5	781
2010	January	610	3.60	5.49	148.70	114.50	79.8	5.9	67.1	778
	February	604	3.60	5.39	148.20	115.10	77.9	5.8	65.4	776
	March	631	3.60	5.85	148.50	115.30	76.9	6.0	64.7	792
	April	655	3.80	6.25	148.80	115.70	76.0	5.9	63.9	801
	May	639	3.70	5.99	149.50	116.20	76.6	5.5	64.2	810
	June	633	3.60	5.89		116.00	75.7	5.8	63.6	818
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities — starts, rents, vacancy rates and much more.



Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!

